



Chapter 1 **Existing Land Use Profile**

Cluster 4 Asset Profile

Location

Cluster 4 consists of many distinct parts. According to the City of Detroit Master Plan these areas are the Central Business District, the Lower Woodward Corridor, the Middle Woodward Corridor, Jeffries, Hubbard Richard/Corktown, Upper East Central, Middle East Central, Lower East Central and the Near East Riverfront (see Map A1). The following table lists various attributes of each of these areas as outlined in the Master Plan of Policies.

Street System

This cluster is serviced by five major freeways, eight major arterial roads and numerous minor arterial roads, providing coverage to all areas of the cluster. The freeways divide the cluster into six distinct districts. Portions of the Lodge Freeway (10 & I-375), the Fisher Freeway (I-75), the Jeffries Freeway (I-96) and the Ford Freeway (I-94) delineate the western border of the cluster, in addition to providing a transversal route through the cluster. The Chrysler Freeway (I-75) also provides a north-south route through the cluster. Five radial arterial roads access all surrounding areas. These are Woodward, Gratiot, Michigan, Fort, and Jefferson. Warren provides an east-west route, while Mount Elliot provides a north-south route and delineates the eastern boundary.

Residential

Single Family Residential

Single family residential is located primarily in the north cluster area, with smaller parcels located to the east and west of the central core. The central and southern sections of the cluster have several small pockets of single family housing.

Multiple Family Residential

Significant multiple family residential areas are located throughout the cluster. The most significant developments, Lafayette Park and Elmwood Park, are located in the south east area bounded by East Vernor, East Larned, the I-75 and Elmwood Cemetery. In addition, the Jeffries Homes Project, and Brewster/Douglas Homes provide subsidized housing opportunities along the Lodge Freeway and the Chrysler Freeway corridors, respectively.

Commercial

The bulk of the Lower Woodward core is dominated by commercial services and offices. Commercial use in this area is primarily small stores, restaurants, office space, hotels, and entertainment centers (Fox Theater, Joe Louis Arena, Cobo Hall, etc.). The core central business district has many vacant office buildings and there are no regional shopping centers in the area. Commercial use follows a radial pattern along Grand River, Woodward, Gratiot and East Jefferson. In addition, the remnants of commercial strip development prior to the advent of the freeways can be seen along major arterial corridors including Chene Street south of the Ford

Freeway, Woodward for its entire length, Grand River, Cass Avenue and Bagley. For the most part, the commercial uses consist of scattered individual stores, such as gas stations, variety stores and fast food restaurants. The Jefferson Avenue area, from the I-375 to the Belle Isle Bridge, is a mixed use commercial district. Recent strip commercial development has a distinct suburban character, including a small commercial mall at Chene, franchise restaurants, chain drug stores, and drive-thru banks. Currently the New Center/West Grand Boulevard commercial district represents the largest retail core in the city. Several distinct commercial districts can be identified within the cluster:

1. The CBD: bounded by the Lodge, the Fisher, the Chrysler Freeways and Jefferson Avenue
2. The New Center: bounded by West Grand Blvd., Woodward and the Lodge and Ford Freeways
3. The Cultural Center: bounded by Woodward, Warren, and the Lodge and Fisher Freeways
4. The Eastern Market and Gratiot strip: Russell Street South of Mack, Gratiot from Russell to Mount Elliott
5. Medbury Park: bounded by East Grand Boulevard, Woodward, Harper and I-75
6. The North End: along Oakland from East Grand Boulevard to Caniff

Institutional Hospitals

There are a number of hospitals located in this cluster, including:

1. Renaissance Hospital, located at Virginia Park and Third
2. Hutzel Hospital, located at Brush and West Forest
3. Detroit Receiving Hospital, located at Brush and West Willis
4. Children's Hospital, located at Brush and West Willis
5. The Michigan Medical Center, located at Martin Luther King and the Jeffries Freeway
6. Harper Hospital, located at John R and West Alexandrine
7. New Center Hospital, located at Seward and Third Avenue
8. Henry Ford Health System, located at Second and Burrows

Being the location of the Medical Center, Cluster 4 represents the highest concentration of hospitals in Michigan. Included in the Detroit Medical Center is Hutzel Hospital, Harper Hospital, Children's Hospital, the Veterans Hospital, Detroit's Receiving Hospital, and other medical facilities. The concentration is the result of forward planning by the City of Detroit and its area hospitals and is intended to bring the highest level of efficiency to those in the health care industry. (See Map A3)

In addition, the Henry Ford Health Center in the New Center Area has similarly attracted supportive health services. Both the Detroit Medical Center and the Henry Ford Health Center are among the highest quality educational and research institutions in America. Within Cluster 4, Henry Ford Health has significant facilities and employment in the former Unisys headquarters and operates the Henry Ford Fitness Center in the New Center.

Churches

Cluster 4 is home to a great number of the older, well-established churches in the city. Although they are well spread across the entire area, Woodward Avenue a particularly high concentration since it has always been Detroit's "Main Street" and represents the most prestigious location as indicated on Map A3.

Public Housing Sites

Notable among the public housing sites within the Cluster are the Brewster-Douglass and Jeffries public housing projects. Recently the Brewster-Douglass project has undergone a significant restructuring with many of the older facilities demolished and replaced with new construction. The remaining older portion of the project is experiencing a higher than acceptable level of vacancy and therefore remains a focus of the City's Housing Department. The Jeffries project is similarly undergoing a physical, economic, and

social restructuring which in the end should result in low-cost housing opportunities in a less dense context. (See Map A3)

Public and Private Schools

One of the great strengths of Cluster 4 is the number of excellent schools available at every level of education. Schools such as Spain/Johnson, Martin Luther King, Burton Int., Cass Tech, the Golightly Education Center, the Wayne State University Charter Middle School, and the Fine and Performing Arts High School have well deserved reputations as schools offering quality education. This is also a strong center for adult training facilities. It has the largest concentration of educational and training facilities in the region. (See Map A4)

The schools draw people into the area. Almost 40,000 people come weekly into this area because of Wayne State University, the Center for Creative Studies, and the Wayne State Medical School. This creates a need for both commercial and residential facilities.

Public Libraries

The Main Branch of the Detroit Public Library is a resource to the entire state. Within the library are the Burton Historical Collection and the Automotive Reference Collection. Other libraries within the cluster include Douglass, Elmwood Park, Municipal and Downtown Branches (See Map A4).

Police Stations, Ministations, And Fire Departments

Due to the large concentration of employees and visitors, the CBD contains the strongest concentration of police and fire department facilities with four fire departments, one police station, and three ministations, as delineated in Map A5. The majority of the rest of the facilities within the Cluster are located just west of Woodward and off of Gratiot Avenue.

Parks and Open Space

There are approximately twenty-three parks situated in this cluster. Despite the fact that there are numerous parks, the east, west and north areas of the cluster are not adequately serviced, having only six small parks between them. Discounting Belle Isle, the square footage of all parks in the cluster is inadequate for an area of its size. Parks in Cluster 4 include:

1. Voight Park, located at Third and Westminster
2. St. Aubin-Waterloo Playfield, located at Antietam and St. Aubin
3. Elmwood Central Park, located at Chene and Bloombury Place
4. St. Aubin Park, located at St. Aubin and Atwater
5. Chene Park, located at Chene and Atwater
6. Savage Park, located at Abbott and Trumbull
7. Scripps Park, located at Trumbull and Grand River
8. Lafayette Plaisance Park, located at Russell and Antietam
9. Lafayette Central Park, located at East Lafayette and Orleans
10. Thomas W. Wigle Playfield, located at John C. Lodge Service Drive and Selden
11. Cass Park, located at Second and Temple
12. Edward Tolen Playfield, located at Mack and Hastings
13. Joseph D Duplessis Playground, located at Wilkens and Hastings
14. Elton Park, located at Elizabeth and Fifth
15. Times Square Park, located at Times Square and Grand River
16. Grand Circus Park, located at Woodward and Adams
17. Harmonie Park, located at Randolph and Gratiot
18. Capitol Park, located at Griswold and State
19. Kennedy Square, located at Michigan and Woodward
20. Hart Plaza, located at Jefferson and Griswold

21. Mount Elliot Park, located at Mount Elliot and the Detroit River
22. Gabriel Richard Park, located at East Grand Blvd. and East Jefferson
23. Peck Park, located at Kirby and Brush
24. Delores Bennett Park located at Smith between Brush and Beaubien
25. Belle Isle Park

Natural Features

Cluster 4's core area is predominantly built up and does not contain a significant amount of natural features. Natural features that highlight cluster are the Detroit River and Belle Isle Park. Belle Isle has two hundred acres of wooded wetland.

Industrial

Most industrial uses in Cluster 4 relate to transportation of goods. Thus, industrial use is concentrated along the waterfront, freeway corridors and railway lines. Older, industrial districts include the riverfront from the Ambassador Bridge to the Lodge Freeway, (where intermodal facilities are currently being developed), and from Schweizer to Mount Elliott; the area along the GTW Railway lands from Jeffries Freeway to St. Aubin (east border of the cluster); the area bordered by Warren; Poland, St. Aubin and the Chrysler Freeway, and the area along Russell, from Division to Livingston. Recent industrial development (since 1970) includes the General Motors Poletown Assembly Plant at Chene and Grand Boulevard, the American Axle Expansion/ Complex at Holbrook and I-75, and Steel Warehousing at Oakman near the Highland Park Border. In addition, many food related processing and packaging industries are located in the Eastern Market area.

Special Use

There are two cemeteries located in the southeast area of the cluster. They are Elmwood Cemetery and the Mount Elliot Cemetery, both located at Mount Elliot and East Lafayette.

Belle Isle Park, which is located at the eastern boundary of Cluster 4, serves the entire City of Detroit. Belle Isle Park is currently undergoing a master planning process. The result of which will be massive renovations to this beautiful park, which is on the National Register of Historic Places.